

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Dixie Southland Corp.
Site Plan Review

Case #: 5-R-01

Date: 8/14/01

Comments :

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with the applicable surface water management criteria must be submitted with the application for Building Permit.
2. Provide typical cross-sectional views of right-of-way frontage (for N.E. 2 Avenue and N.E. 6 Street) in accordance with the appropriate right-of-way width (40 or 50 ft.). These details are available in the Construction Standards and Specifications (P1.1 or P2.1) at 100 N. Andrews Avenue, 4th Floor Engineering Department, or via Tim Welch or Elkin Diaz (Permit Review Section).
3. Pavement along south side of N.E. 6 Street shall be removed and swale regraded per details at approach to N.E. 3 Avenue.
4. The access onto N.E. 3 Avenue requires a Broward County Engineering Permit.
5. Additional information is required to indicate how alley circulation will occur with this project. If alley (or portion) is to be vacated then alternative easement dedicated to public for vehicular circulation (in addition to any required utility relocations) will be resolved prior to Planning & Zoning Board or final DRC review and authorization.
6. Indicate ramp slopes and landing elevations on each floor per requirements in Section 47-20 of the ULDR.

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7. Review with Engineering Staff whether existing 2-inch water main on N.E. 2 Avenue or 4-inch water main on N.E. 3 Avenue may have already been upgraded. If neither have been upgraded, consider upgrading 2-inch now for this project with services coming from N.E. 2 Avenue rather than permitting 8-inch water main extension along a County Road. Additional permitting is required for this option.
8. Dewatering permit shall be required prior to issuance of foundation permit if dewatering is proposed. Any off site discharge of groundwater shall be permitted by the Engineering Department or Owner may incur fines as applicable by the Regulatory Agencies.
9. The engineer's sanitary sewer design indicates proposed invert and rim elevations on new manholes. A west invert is indicated on the manhole in N.E. 2 Avenue. This invert appears to actually be an east invert.
10. Note on cut-in manhole shall indicate by-pass pumping requirements of contractor at nearest upstream manhole during cutting in the manhole.
11. Indicate next upstream and downstream manhole locations, rim, and invert elevations from City atlas (or certified survey/field documented) documents for confirmation of connecting elevations and flow line data.
12. Water connections 4 inch and larger require a vault within a 10 X 15 Ft. utility easement on site. Fill and flush connection shall be identified on plans where new main is to be extended, and additional gate valve in right of way just outside property line will be required for each service for purposes of pressure testing.
13. Separate engineering permit will be issued for all utility and roadway work. Note that all work in N.E. 3 Avenue and N.E. 6 Street also require Broward County Engineering Permits (*dual permits required – County for roadway & City for utility connections).
14. A staging and storage plan shall be provided to demonstrate placement of contractor materials, equipment, parking, etc. during construction.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Dixie Southland Corp

Case #: 5-R-01

Date: 8/14/01

Comments:

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Civil site plan required showing fire main, hydrants, DDC and FDC's.
- 3) Flow test required.
- 4) The stairs do not comply with 3109 of the SFBC. Extensive modifications are required.
Roof plan required.
- 5) Be sure to consider 3120.3 (6) of the SFBC for the garage.

Recommendations: 8-14-01.

Note! The applicant needs to address the above comments. The plans still show the same non-complying exits

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Dixie Southland Corp.

Case #: 5-R-01

Date: 8/14/01

Comments:

1. Trees require a minimum 8' wide planting area. The Oaks along 3rd Ave. are shown in a 5' wide area.
2. Planting in the 3rd Ave. R.O.W. requires approval from Broward County Engineering before final signoff.
3. Correct the error in the planting notes; Shade tree street trees are required to be 14' ht. by 8' spread with 6' ground clearance. Also, palms 18' ht. with a min. 8' wood. Not "Monocot street trees.....height of 14'."
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
5. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "existing large desirable trees". Any trees or palms on site that are considered good candidates for relocation should be relocated (to approved locations on site or in the neighborhood. Provide a relocation schedule and program to assure successful relocation. For those trees and palms removed, provide the calculations for their "equivalent replacement". Note that removal of those trees considered "speciman" trees has special requirements. This would be payment by "equivalent value" to the "Tree Canopy Trust Fund"

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Division: Office of Community and
Comprehensive Planning

Member: Stacey Dahlstrom
762-8955

Project Name: Dixie Southland Corp/JPI

Case #: 5-R-01

Date: August 14, 2001

Comments:

1. On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that divided the Regional Activity Center and its 5,100 total residential units into two distinct areas North and South of Broward Boulevard. As a result of this action, and allocation of units to previously submitted development proposals, there is a limited amount of residential units available for the revision of your project #5-R-01 requesting an additional 9 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval. There are 129 regular units (of the original 5,100) and 267 reserve units available in the North portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. If the proposed amendment is ultimately found to be consistent with state law and recertified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center sometime in December 2001 or January 2002.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted until residential units are available.

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Division: Planning

Member: Chris Barton
761 5849

Project Name: Dixie Southland Corp./JPI
Jefferson at Fort Lauderdale
Re-submittal

Case #: 5 R 01

Date: August 14, 2001

Previously approved for 234 Apartment Units, this proposal is for site plan approval of a 243-unit apartment building with a seven level parking garage and 4,584 SF of retail space in the Downtown RAC City Center.

Comments:

1. The project is subject to 30 day City Commission call-up in accordance with the provisions of Ordinance C-99-75, after Preliminary DRC sign-offs, and will require the allocation of an additional 9 units for a total of 243 residential units as available from the 5,100 residential units permitted in the Downtown RAC.
2. **Provide a narrative** outlining the project's compliance with ULDR Sec. 47-13.20, General Design and Density standards. The narrative should cite each requirement as written in the ULDR and then how the project complies with each.
3. This project is subject to all general regulations of ULDR Section 47-13.20. The site is adjacent to two Image Streets as per Sections G.2 and I, wherein both frontages along N.E. 3rd Avenue and N.E. 2nd Street shall comply with Image Street regulations.
4. Discuss with the Engineering Representative the need to update the traffic study. If staff deems necessary, an outside consultant selected by the City shall review the updated information. The applicant shall incur the City's cost for these consultant services.
5. Discuss provision for additional ROW dedications on all adjacent roadways with Engineering Rep. at the meeting.
6. Discuss streetscape design and improvements, including the inclusion of on street parking on N.E. 3rd Avenue and N.E. 6th Street, with the Director of the Northwest Community Redevelopment Agency (Kim Jackson, 762-8953) and **provide a narrative** of all design elements, features and materials that the Director may request.

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7. Provide curb and gutter at all vehicular entries and at all intersections and discuss the need for additional Curb and gutter along all adjacent roadways with the Engineering Representative. Existing curb cuts that are to be abandoned are to be removed and replaced.
8. Provide information and an elevation detail of the pedestrian entrance on the N.E. 3rd Avenue façade from the parking garage out to the proposed sidewalk system. Indicate grade elevations at the tops and bottoms of all ramps as well as the percent slope for each ramp.
9. In accordance with the provisions of ULDR Section 47-25.2.M.6, provide 7'-0" sidewalks along the frontage of N.E. 3rd Avenue and N.E. 6th Street, and indicate the location of any adjacent bus stops that may exist adjacent to this site. Indicate all proposed site furnishings, lights or other design features or paving materials on the site and landscape plans.
10. Discuss any existing on-street parking spaces with the Engineering Representative. Should a statement be required, contact Doug Gotshall, Parking Systems Manager for further comments and approval signature for Preliminary DRC approval. Should additional on street parking be proposed, provide on-street parking space dimensions on site plan.
11. Plans require additional information including but not limited to: indicate setbacks and property lines on all elevations, show curbs and sidewalk locations on all elevations, provide drive aisle width and typical parking space dimensions exclusive of columns, indicate ramp slope percentages, number parking spaces within parking structure, provide plan for top floor of parking structure.
12. Provide project's staging and construction phasing plan. Discuss with Engineering Rep. at the meeting.
13. Provide a note on the site plan that the proposed fitness center will be for the use of the residents of the building only.
14. Provide a roof plan and indicate location of all rooftop lighting, planters and parapet walls on the parking garage. All exterior lights are to be shielded or of a design to prohibit glare onto all adjacent residences. Provide a detail/section of the parking area south façade wall to show how auto headlights will be screened.
15. Discuss vehicular stacking at the proposed N.E. 3rd Avenue entrance with the Engineering Rep. Discuss the dead end retail parking areas with the Engineering Rep. and eliminate one space for turnarounds at each.

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16. Provide additional architectural screening or grilles to the openings of the parking garage on all facades. And additional fenestration on the large stucco panels of the south façade adjacent to S.E. 3rd and S.E. 2nd Avenues.
17. Provide bollard or curbing protection for the dividing screen within the parking garage, and provide a curbed landing or bollard protection at the base of each set of steps leading from the garage areas to the apartment building corridors.
18. **Provide a general text narrative** describing the anticipated building operation including but not limited to: security systems, hours of operation for all commercial activities, trash systems, maintenance systems, lighting, rental program and other systems that may apply.
19. Provide colors and materials samples for all exterior elements prior to any required presentation to the City Commission.
20. Apply sound-deadening surface material to all garage turning areas and discuss all other garage noise and light glare mitigation measures that are proposed.
21. Discuss provision for additional ornamental trees along ROWs with Landscape Rep. at the meeting.
22. Discuss preservation of any existing trees with Landscape Rep. and applicant at the meeting.
23. Provide a photometrics plan.
24. Additional comments may be forthcoming at the meeting.

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Division: Police

Member: Nate Jackson
759-6422
Pager 877-7875

Project Name: Dixie Southland Corporation

Case #: 5-R-01

Date: 08-14-01

Comments:

1. Will there be any electronic monitoring of the parking lot & stairwells?
2. Are stairwells monitored in the apt?
3. What distinguish between public & private when accessing apartment units?
4. Is entry to the apartment complex controlled by key card or other mechanism?
5. Suggest impact resistant glass for retail windows & doors.
6. Will recreation area be electronically monitored?

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Dixie Southland Corp.

Case #: 5-R-01

Date: 8/14/01

Comments:

1. Provide a narrative outlining compliance with section 47-13.20, General Design and Density standards. The narrative should cite each requirement as written in section 47-13.20 and how the project complies with each section. Image Street requirements apply to this development site also.
2. In accordance with section 47-19.5.B.2 fences and walls shall be setback three (3) feet from the property line where the nonresidential parcel abuts a street. Standards for walls and in section 47-19.5.C-D apply.
3. Discuss requirements for additional right-of-way with Engineering.
4. Provide project's staging and storage plan.
5. Discuss stacking distance and dead-end parking with Engineering.
6. Discuss location of handicap parking spaces with applicant.
7. Provide detail of garage lighting fixtures.
8. Additional comments maybe added at DRC meeting.